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With 194 Acres
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Sacrifice \$25,000 Buildings alone would cost double to replace. Exchange for City or Albany Income. Details, plans house, pictures shown here. Details, plans house, pictures shown here. E. H. PECK, care S. OSGOYD PELL & CO., 15-17 WEST 44TH ST., N. Y. CITY.

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SUPERB ENTITE 160 ACRES BEAUTIFUL CAMBES 1ARE FRONTAGE.
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135 acres fine workland, 50 watered pasture, 25 timber; nearly new 9 room house, porch; new dairy barn, stable; concrete floors; buildings worth \$7,000.

Garage: machinery; cheken house; running water; also springs; 25 acres planted; fruit orchard; 3 hornes, 6 cows, chickens; machinery; near village, State road, Price \$6,000, Cash; \$2,500.

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Fine for boarding house; 2 completely furnished houses, each 8 rooms; 3 barne; 2 horses, 8 cows, chickens; land planted; fine herook, fishing, buthing; 8 ager fruit cretard; clease for village; entered; 4,500.

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80-Acre River View Farm, With Growing Crops, Horses, 6 Cows dog, velificias, tools; in beautiful and pros-perous section, near thriving R. R. town amel lise worked fields, spring, wooder, fruit; good T-room house, barn protect Youngs, Other business forces male \$2,500 Gart cash. REEVES VAN VLACK, Cali-son, N. T.

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Also Four Improved Farms—52,
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EQUIPPED 82 ACRES, \$3,900 5 COWS, 3 HORSES, 3 HEIFERS 5 COWS, 3 HORSES, 3 HEIFERS
About 70 chickens, thresher, plows, harrows, cultivators, mowing machine, corn
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equipment and growing crops thrown in by
owner to settle affairs; near thriving R. R.
town, with creamery, stores, schools and
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peach, variety of pears, cherries, grapes and
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Mr. Commuter, A Fruit Farm For You with 800 peach trees, 200 apple trees, 200 grape vines, 500 rhubarb plants, 30 acres fertile soil, 5 acres woodland; fine 8 room house, heat, running water; shady lawns, plazza; large poultry houses and outbuildings; 2 horses, 150 chickens and all tools included; only 2 miles to Plainfield, N. J.; real opportunity for a man who knows values; \$14,000. real opportunity for a man who knows values; \$14,000. MERRITT FARM AGENCY, 154 Nassau st.

325 ACRE fruit and dairy farm, 4 dwellings, 15 outbuildings, 15 acre lake, 1,200 apple and 600 peach trees, 15 cows, 2 horses, 1,000 chickens, tractor, truck, machinery; \$30.000. Vincent D. Reache, Merristown, N. J.

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Only \$1,900; Sightly Location.
Handy R. R. village; good markets; loany
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\$1,900, part cash; includes 2 fine heifers
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WILFORD, Cornwall Bridge, Conn.

227 Acre Farm; \$4,500 Income.
14 Cattle, Horses, Growing Crops,
Equipment thrown in; borders beautiful
river; handy depot; advantages; near fine
market town; 140 acres tillage; splendid crops
hay, corn, grain, Ac.; 30 cow pasture; orchard; neat stone cottage; basement barn,
sile, poultry house. To settle affairs \$5,500,
only \$2,000 cash. Details page 62 Illustrated
Catalogue 1,200 Bargains, FREE, STROUT
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CITY OF NEW YORK Make your plans for an enjoyable Summer now; go to the healthful seashore resort of Rockaway Beach immediately and secure reservations at hotels, furnished house; rent cottages, bungalows, &c.; Arverns, Belle Harbor, Edgemere, Far Rockaway Hammels, Holland, Neponsit, Rockaway Park, Seaside; amusements, carnivals, dancing, theatres, restaurants, shore dinners; begin spending that extra hour enjoying the ocean breezes on boardwalks and beaches; ocean bretzes on boardwalks and beaches; ocean bathing, water sports; frequent electric train service from Penn. Station, N. Y.; Flatbush Ave. Station, Brocklyn, Inspect. ROCKAWAY BOARD OF TRADE.

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for children and tired and nervous women. Let me prove it to you. Write for booklet, HEALTH AND HAPPINESS. CHARLES L. WEEKS

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For rent, furnished; owner abroad; attractive country house, overlooking lake; beautiful, extensive grounds; 8 rooms; 2 baths, servants quarters, garage, &c. For summer season, \$2,500, Apply LADD & NICHOLS, Greenwich, Conn., Tel. 1817. Greenwich, or D. J. KING, 95 Madison Ave., New York. Tel. Madison Square 3200

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Add a little cash and obtain a desirable Investment Property for something you wish to dispose of, whether a dwelling, a tenement, farm or country place.

Department of Exchange in charge of Chas. F. Noyes, Joseph D. Cronan and Thos. D. McBride of our staff.

Our list this week is very short. Since May 1, we have sold through exchanges 17 properties, including 4 properties previously advertised.

The \$4,250,000 transaction announced Friday, and sales of the "Mercantile Building," 23rd St. and 4th Ave.; "Partola Building" (formerly Adams & O'Neil Building, 36,000 sq. ft. of ground are 5th Ave.; Fifth Av. on 6th Ave.; a Fifth Av. mansion; an apple orchard at Kinderhook with resale; warehouse at 67th St. and West End Av.; Shore Road, Brooklyn, residence, and 15 scattered properties in

the Boroughs of Manhattan, Bronx and Queens, truly show the snap of the market, the value of this advertising and the efficiency of our Exchange Department.

We actually have hundreds of thou-sands of dollars ready for investment in right properties. OWNERS SHOULD SUBMIT FULL DETAILS OF ANY PROPERTIES THEY WANT TO SELL OR EXCHANGE.

We are not sold out, but WE WANT FIRST CLASS PROPERTIES TO

ASK FOR DETAILS BY NUMBERS

(No. 269)—A Broadway Office Building; prominent corner; 15 stories; 7,800 sq. ft. Price, \$1,250,000. Mortgage \$800,000 at 5%, 10 years. Rents \$160,000. Net income of \$45,000 on equity of \$450,000.
(No. 295)—An 8 story apartment, fireproof. 3 electric elevators. Leased for 21 years at rental of \$50,000 absolutely net to owner. Price, \$625,000. Mortgage, \$300,000.

000.
(No. 279)—Sixteen story loft and office building on 32nd St., near 5th Ave. Price, \$1,500,000.
Mortgage, \$1,046,500. Rents \$190,000. Net income of \$84,555 on investment of \$353,500.
(No. 292)—Subway corner of 18,500 sq. ft. Business building. Price \$2,000,000. Rent \$245,000. Mortgage to suit. Net income about \$135,000 if free and clear, but true rental value about \$180,000 net as free and clear. Ground worth \$1,000,000 and increasing rapidly in value. Building worth \$1,000,000. Half cash, half trade.

(No. 278)-A comparatively new four story office building on a William St. Subway corner. Price, \$200,000. Mortgages \$75,000, due 1926, and \$55,000, due 1929. Rents \$16,600. Rented to 3 tenants of the very highest grade for a term of years.

THIS WEEK'S SPECIAL
YACHTSMAN'S OPPORTUNITY
Schooner "Half Moon." formerly
the property of Ex-Kaiser Wilhelm 2nd, originally known as
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of a former Assistant Secretary
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Price \$75,000. Built by Krupp.
Entered in U. S. Registry. Speed
15 to 18 knots. 366 tons. Length
150 ft., beam 28 ft. Wonderful
equipment. Parlor, dining room,
drawing room, bath room.
Lighted by electricity. Ready
for commission ten days' notice.
Owner wants Real Estate.

(No. 296)—An 11 story apartment on 75th St. Price, \$625,000. Mortgages, \$375,000. Leased for 21 years at a rental of from \$50,000 to \$60,000 absolutely net to owner.

(No. 288)—An 8 story fireproof loft building at 10th St., near Broadway. Price, \$200,000. Mortgage, \$93,000. Rents, \$24,-900. Cash and trade, \$107,000.

900. Cash and trade, \$107,000.

No. 305)—Exceptional opportunity, 188 acres at Bayside, Flushing, adjoining Oakland Golf Club, faces on Little Neck Bay. Price, \$3,500 per acre. Suitable for gentleman's estate, golf course, suburban hotel, school or public institution. 12 minutes by train, 30 minutes by motor, 45 minutes by trolley. Beautiful tract. Marvelous location.

(No. 290)—A 12 story downtown Broadway Office Building. Price, \$750,000. Rent, \$99,500. Cash required, \$150,000. Balance in trade and purchase money mort-

qFurther information with diagrams, plans and photographs of any of the above buildings furnished on request. **Q**We have many small store and loft buildings, dwellings, tenements and apartments that are offered for exchange.

Chas.F. Noyes Co.

118 William St. For 25 years we have specialized in the sale, Phone John 2000

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850 to 3300 Square Feet Reasonable Rental

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OFFICE NEAR BROADWAY, Front part of 2d floor, 25x30, Rent reasonable. 253 WEST 47TH ST,

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N. E. CORNER 12TH ST. 18-story high class office building Light on four sides Three floors, including top floor, available 18,000 sq. ft. to a floor

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Light Lofts
Offices and Showrooms

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Worth 57, or your own broker.

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Abore 59th St.—5th Av. to East River

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Reasonable Rentals Your own broker or Stafford Bros., Inc.

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ONE APARTMENT ON A FLOOR,
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